

NOTICE OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker; Cassie Richardson

SUBJECT: Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits
DATE: Thursday, August 21, 2025
TIME: 7:00 p.m. (Doors will open at 6:30)
PLACE: **JEFFERSON COUNTY COURTHOUSE, ROOM C2063**
311 S. CENTER AVE, JEFFERSON, WI 53549
OR Via Zoom Videoconference

PETITIONERS OR MEMBERS OF THE PUBLIC MAY ATTEND THE MEETING VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS IF THEY CHOOSE NOT TO ATTEND IN PERSON:

You are invited to a Teams meeting.
When: August 21, 2025, at 07:00 PM Central Time (US and Canada)
[Join the meeting now](#)
Meeting ID: 222 326 323 808 9
Passcode: fy37Vh3D

1. Call to Order

The meeting was called to order by Chairman Jaeckel at 7 p.m.

2. Roll Call

Supervisor Jaeckel, Nass, Poulson and Foelker were present at 7 p.m. Supervisor Richardson was on zoom. Staff members Trevor Quandt and Haley Nielsen were also present. Also attending via zoom; Amanda Geiger-Long, and Bruce.

3. Certification of Compliance with Open Meetings Law

Supervisor Poulson confirmed that the meeting was being held in compliance with Open Meetings Law.

4. Approval of Agenda

Motion by Supervisor Poulson and seconded by Supervisor Nass to approve the agenda as presented. Motion passed by a voice vote of 5-0.

5. Public Hearing

Quandt read aloud the following:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, August 21, 2025, in Room C2063 of the Jefferson County Courthouse, Jefferson, Wisconsin. Members of the public will be allowed to be heard regarding any petition under consideration by the Planning and Zoning Committee. **PETITIONERS, OR THEIR REPRESENTATIVES SHALL BE PRESENT EITHER IN PERSON OR VIA ZOOM.** Matters to be heard are petitions to amend the official zoning map and applications for conditional use permits. A map of the properties affected may be obtained from the Zoning Department. Individual files, which include staff finding of fact, are available for viewing between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, except holidays. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

Decisions on Conditional Use Permits will be made on **August 25, 2025**

Recommendations by the Committee on Rezones will be made on **August 25, 2025**

Final decision will be made by the County Board on **September 9, 2025**

**FROM A-1 EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND RURAL BUSINESS
WITH CONDITIONAL USE**

All are in accordance with ss. 22-304 – 22-310 of the Jefferson County Zoning Ordinance

R4630A-25 & CU2176-25– Fin N Feather Sportsmen Club Inc: Rezone from A-1 to A-2 to allow for a hunt club/game farm resort located at **N2765 Hardscrabble Road** in the Town of Sullivan on PINs 026-0616-3514-000 (20.0 ac), 026-0616-3513-000 (30.0 ac), 026-0616-3511-001 (20.0 ac) and 026-0616-3512-001 (20.0 ac).

PETITIONER: Jim Dunker (499 Perfered Drive, Wales) presented as himself for this rezone and conditional use and is a member of the hunt-club board. The club tore down some construction trailers, which were then replaced with buildings, and no permits were pulled. Needs to rezone as the club was notified by the County. Are looking to update the previously approved Conditional Use Permit.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF REPORT: Given by Quandt and in the file.

Quandt asked petitioner –

Hours of operation? Petitioner responded, it is a private club, so they are open 24/7 year-round. The trap line does not have restrictions on hours. There are no lights for the ranges, so usage depends on the sunlight. Every other Sunday is trap shooting.
Additional buildings needed?

TOWN: Approved 3-0.

FROM A-1 EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL

All are in accordance with ss. 22-339 – 22-350 of the Jefferson County Zoning Ordinance

R4631A-25– Dale W & Jacqueline E Naatz Trust: Rezone A-1 to A-3 to create a 2-acre residential lot located at **N7233 Shade Road** in the Town of Farmington, PIN 008-0715-0321-002 (41.956 ac).

PETITIONER: Dale Naatz (N7233 Shade Road, Watertown) presented as himself for the rezone. He would like to keep the farm in the family, and his son would like to build a house here.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF REPORT: Given by Quandt and in the file.

Quandt asked petitioner –

Why should this be considered non-prime? This was the only way they could get the house back farther, there is an existing shed there currently, the area is not actively farmed.

TOWN: Approved, 3-0.

FROM A-1 EXCLUSIVE AGRICULTURAL TO N, NATURAL RESOURCE
All are in accordance with ss. 22-479 – 22-487 of the Jefferson County Zoning Ordinance

R4632A-25– Eggert Acres LLC: Rezone approximately 15-acres from A-1 to N north of **W6588 West Road** in the Town of Milford, PIN 020-0814-2041-000 (40.0 ac).

PETITIONER: Brian (W6588 West Road) presented for the rezone, he is looking to purchase this land that Eggert Acres is splitting off.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF REPORT: Given by Quandt and in the file.

Quandt noted – The proposed lot does not have access to the public road, so it cannot be sold separately from the A-1 land, unless sold to an adjoining landowner, or a 20’ access easement is established

TOWN: Approved, 3-0.

FROM B - BUSINESS TO R-1, RESIDENTIAL-SEWERED WITH CONDITIONAL USE
All are in accordance with ss. 22-171 – 22-179 & ss. 22-122 – 22-132 of the Jefferson County Zoning Ordinance

R4633A-25 & CU2177-25 – Thomas Geiger: Rezone an existing 0.224-acre lot from B to R-1 to allow for a duplex located at **N3869 Jefferson Street** in the Town of Sullivan, PIN 026-0616-1731-026 (.224 ac).

PETITIONER: Amanda Geiger-Long (N3506 County Road F) presented as herself for this rezone and Conditional Use. This is her father’s property, and she has taken over the maintenance/renovation of it. This was once used for business and had a residential add-on. There is an existing firewall between living spaces, and she has been communicating with the Town building inspector.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF REPORT: Given by Quandt and in the file.

TOWN: Approved, 3-0.

CONDITIONAL USE PERMIT APPLICATIONS
All are in accordance with ss. 22-581 – 22-587 of the Jefferson County Zoning Ordinance

CU2178-25 – David Dricken: Conditional Use to allow for an extensive onsite storage structure in an R-2 zone at **N6186 Jefferson Road** in the Town of Aztalan, PIN 002-0714-1344-005 (1.390 ac).

PETITIONER: Joe Dricken (911 Werner Street, Watertown) presented as the petitioner for this conditional use. An addition was added to the existing pole building without permits, they are petitioning to keep the addition on the pole building.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF REPORT: Given by Quandt and in the file.

Quandt asked –

Confirm size of building? 30' x 62', the portion added onto the building was 30' x 32'.

Height? 15-foot side walls.

Any business use? No, personal use.

Bathroom? No.

Proposed lighting? Existing light.

Have the proper structures on the property been removed? Buildings 4 & 5, behind the house have been removed.

See site plan in file.

TOWN: Approved with conditions, 2-0.

CU2179-25 – Michelle Thomsen: Conditional Use to allow for a kennel in an R-2 zone for personal dogs at **W5172 Biederman Drive** in Town of Aztalan, PIN 002-0714-2521-002 (.950 ac).

PETITIONER: Michelle Thomsen (W5172 Biederman Drive), combined households, both parties have dogs. Three German Short-Haired pointers, and one border collie. She was unaware of dog # requirement.

COMMENTS IN FAVOR: Kenneth Grassman (W5172 Biederman Road) also wants to keep his three dogs; they are respectful and well trained.

COMMENTS OPPOSED: Bruce Petrick (4664 Baferick Way, Carrolton TX) speaking on behalf of James & Hilda Petrick Trust at W5238 Biederman Drive.

Mr. Petrick – Had questions about what defines a kennel.

Nielsen responded.

Mr. Petrick – W5204 Biederman Drive has had as many as 7 dogs for ten years. His comment was to be directed towards adding a kennel on this road, as there is already dogs that run in the road.

REBUTTAL: Petitioner responded and explained that the four dogs they own are not kept outside, they are inside dogs and are on collars. The dogs are family/hunting dogs, they are not running a kennel for profit, just combined households.

STAFF REPORT: Given by Quandt and in the file.

Quandt asked the petitioner –

How many dogs? 4

Breeds? 3 German Shorthair Pointers, one border collie.

Waste disposal? Bag it and dispose of it.

Any issues with the Town Conditions? No.

TOWN: Approved with conditions 2-0.

CU2180-25 – Steven S & Renee A Sawvell Trust: Conditional Use to allow for a 20' addition onto an existing building for storage of construction materials and equipment at **N6487 Elm Drive** in the Town of Concord, PIN 006-0716-1411-008 (.607 ac).

PETITIONER: Steven Sawvell (N3222 Valley Road, Oconomowoc) presented as himself for this conditional use. Owns a warehouse, wants to do an addition. Has additional conditional use permit for non-farm equipment, wants to switch it to storage of construction equipment and materials.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF REPORT: Given by Quandt and in the file.

Hours of operation? Monday-Saturday usually 6:30am to 6pm. With the rain lately have worked late.

Number of employees? 4-6

Will public allowed to site? No.

Proposed lighting? One solar light outside.

Will equipment be storage outside? Just a trailer and a couple trucks.

Bathrooms? No

Signage? No

Any future expansion plans? Other than the addition, no.

TOWN: Approved, 3-0.

6. Adjourn at 7:34pm. Motion: 1st - Poulson 2nd – Foelker

A quorum of any Jefferson County Committee, Board, Commission or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.

Individuals requiring special accommodation for attendance at this meeting should contact the County Administrator 24 hours prior to the meeting at 920-674-7101 so appropriate arrangements can be made.

A digital recording of the meeting will be available in the Zoning Department upon request.